



**£289,950**

16 Church Mews, Sutterton, Boston, Lincolnshire PE20 2LE

**SHARMAN BURGESS**

**16 Church Mews, Sutterton, Boston,  
Lincolnshire PE20 2LE  
£289,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With partially obscure glazed front entrance door, dual aspect windows, ceiling light point, obscure glazed door through to: -

**ENTRANCE HALL**

14' 2" x 6' 8" (including staircase) (4.32m x 2.03m)

With coved cornice, ceiling light point, telephone point, electric night storage radiator.

A large four double bed roomed detached home situated in the highly sought after village of Sutterton, benefitting from an approximate south facing rear garden. Accommodation comprises an entrance porch, entrance hall, breakfast kitchen, utility room, ground floor cloakroom, dining room/secondary sitting room and a lounge. To the first floor are four double bedrooms arranged off a landing as well as a modern four piece family bathroom. Further benefits include a block paved driveway providing ample off road parking and uPVC double glazing throughout.



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### LOUNGE

20' 5" (maximum) x 11' 7" (maximum) (6.22m x 3.53m)  
 With window to front aspect, double doors leading to the rear garden, two ceiling light points, additional wall mounted lighting, coved cornice, TV aerial point, wiring for satellite TV, two electric night storage radiators, electric fireplace with fitted inset and hearth and display surround.

### DINING ROOM/ADDITIONAL SITTING ROOM

17' 8" x 9' 4" (5.38m x 2.84m)  
 With window to front aspect, wall mounted lighting, ceiling light point, coved cornice, partially obscure glazed side entrance door.

### BREAKFAST KITCHEN

11' 7" x 8' 9" (3.53m x 2.67m)  
 With roll edge work surfaces with tiled splashbacks, ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with glazed display cabinet, fitted breakfast bar, tiled floor, coved cornice, ceiling light point, space for electric cooker with extractor above, integrated fridge and freezer, under stairs storage cupboard.

### UTILITY ROOM

With roll edge work surface with plumbing for automatic washing machine beneath, space for standard height fridge or freezer, wall mounted storage cupboards, tiled floor, coved cornice, ceiling light point, obscure glazed side entrance door.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, push button WC, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### FIRST FLOOR LANDING

With access to roof space served by loft ladder, coved cornice, ceiling light point, window to front aspect, electric night storage radiator.

### BEDROOM ONE

11' 8" (maximum) x 11' 3" (maximum) (3.56m x 3.43m)

With window to front aspect, coved cornice, ceiling light point, wall mounted electric heater.

### BEDROOM TWO

10' 2" (maximum) x 12' 4" (maximum) (3.10m x 3.76m)

With window to front aspect, coved cornice, ceiling light point, wall mounted electric heater.

### BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m)

With window to rear aspect, coved cornice, ceiling light point, wall mounted electric heater.

### BEDROOM FOUR

10' 3" (maximum) x 10' 8" (maximum) (3.12m x 3.25m)

With window to rear aspect, coved cornice, ceiling light point, wall mounted electric heater, built-in airing cupboard housing the hot water cylinder.

### FAMILY BATHROOM

Being fitted with a modern four piece suite comprising shower cubicle with electric shower and tiling within and bi-fold shower screen, push button WC, wash hand basin with mixer tap and vanity unit, panelled bath with mixer tap, extended tiled splashbacks, obscure glazed window to rear aspect, ceiling light point, electric heated towel rail.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking. There is also a lawned front garden.

To the rear, the property benefits from an approximate south facing rear garden comprising a large paved seating area providing an ideal entertaining space, part of which benefits from a covered pergola. The garden extends to a section predominantly laid to lawn with gravelled flower and shrub borders. A further paved section towards the rear of the garden provides hardstanding and houses a timber summerhouse which is to be included in the sale. The garden is fully enclosed by fencing and is served by outside power, tap and lighting.

### SERVICES

Mains water, electricity and drainage are connected to the property.

### REFERENCE

28072024/27277090/STO



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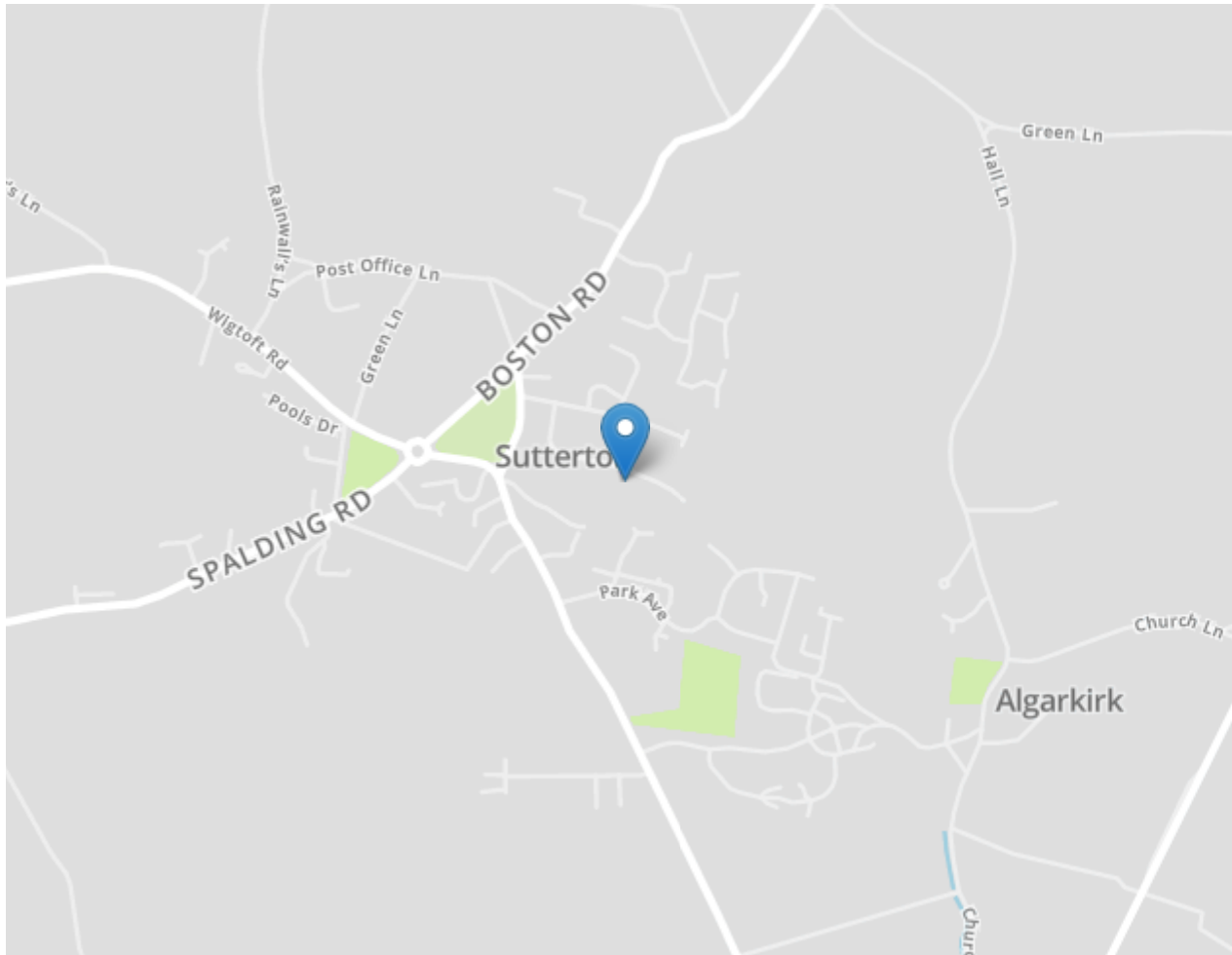
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

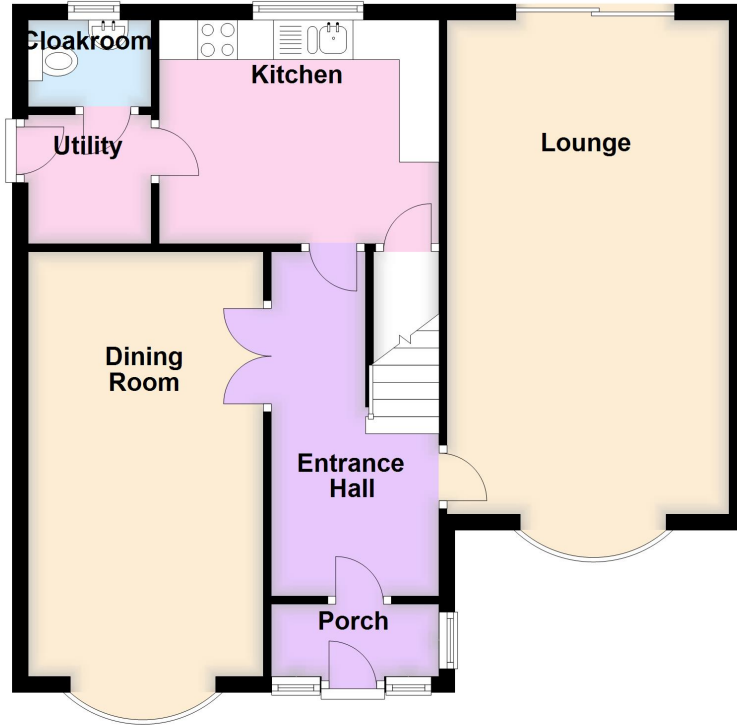
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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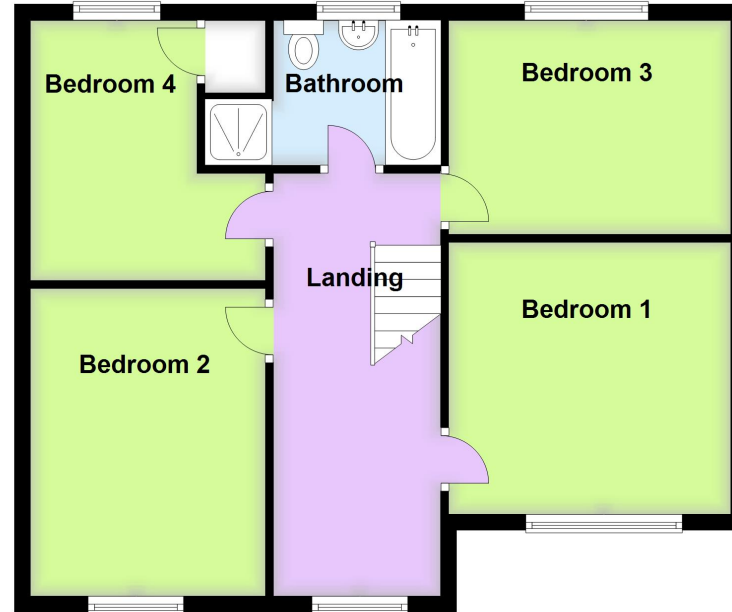
### Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	73
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	